

QUITCLAIM DEED WITH COVENANT  
CORPORATE GRANTOR  
KNOW ALL BY THESE PRESENTS,

water  
63-192

THAT *GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA*, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, with a principal place of business in Horsham, Pennsylvania, acting pursuant to a Judgment of Foreclosure and Sale entered on July 23, 2003, in District Seven, Division of Northern Kennebec, located in Waterville, Maine, Docket No. WAT-03-RE-28, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of the Mortgage given by James R. Champagne and Doris A. Champagne to GMAC Mortgage Corporation of PA, dated January 9, 1996, and recorded in the Kennebec County Registry of Deeds in Book 5051, Page 283, in consideration of One Dollar (\$1.00) and other valuable consideration paid GRANTS to **The Secretary of the Department of Veterans Affairs, an Officer of the United States of America**, whose address is c/o Chief, Loan Service and Claims, Veterans Administration, Norris Cotton Federal Building, 275 Chestnut Street, Manchester, NH 03101, hereinafter called "Grantee", and his/her successors in such office, as such and his/her or their assigns forever,

A certain lot or parcel of land with the buildings thereon, situated at 8 Collins Street, Waterville, Maine, being more particularly described in the attached Exhibit A.

Grantor also assigns and transfers to Grantee herein all of said Grantor's claims and notes and the judgment, if any, thereon representing the indebtedness heretofore secured by liens on the property hereinabove described and which liens were heretofore foreclosed.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said *GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA*, its successors and assigns forever.

(3) *Drummond Drummond*

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IN WITNESS WHEREOF, GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA has caused this instrument to be signed in its corporate name by

Mary Taylor, its Limited Signing Officer, this 27th day of July, 2004.

Signed and Delivered in the Presence of:

Shirley J. Exds  
Shirley J. Exds

GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA

By: Mary Taylor

Printed Name Mary Taylor

Its Limited Signing Officer

SEAL

COMMONWEALTH OF PENNSYLVANIA  
Montgomery, ss.

July 27, 2004

Then personally appeared the above named Mary Taylor, Limited Signing Officer, of GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA and acknowledged the foregoing instrument to be his/her free act and deed, and the free act and deed of GMAC Mortgage Corporation f/k/a GMAC Mortgage Corporation of PA.

Before me Brenda Stashle  
Notary Public  
Brenda Stashle  
Printed Name  
3/11/2006

My Commission Expires

Notarial Seal  
Brenda Stashle, Notary Public  
Perkasie Twp., Bucks County  
My Commission Expires Mar. 11, 2006  
Member Pennsylvania Association Of Notaries

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A CERTAIN lot or parcel of land with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

LOT numbered 110 on a plan of the Bacon and Seavey Lots in said Waterville made for Frazier Gilman by I. E. Getchell, C. E., August 25, 1886.

SAID lot is bounded northerly one hundred (100) feet by Lot No. 111 on said plan; easterly sixty (60) feet by land of owners unknown; southerly one hundred (100) feet by Lot No. 109 on said plan; and westerly sixty (60) feet by Collins Street, so-called.

BEING the same premises conveyed to James R. Champagne and Doris A. Champagne by Deed of Guardian and Conservator from Frances M. Murphy, Guardian and Conservator of Gladys P. Mooers, to be recorded in the Kennebec County Registry of Deeds concurrent herewith.

Received Kennebec SS.  
08/02/2004 9:24AM  
# Pages 3 Attest:  
BEVERLY JUSTIN-HATHEWAY  
REGISTER OF DEEDS